

Harding Twp.

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	147 Glen Alpin Road	Colonial	5	4.1	216	\$1,695,000	\$1,565,000	\$1,500,000	95.85%	\$1,174,800	1.28
2	73 Lees Hill Road	Colonial	4	3.3	1	\$2,299,990	\$2,299,990	\$2,200,000	95.65%	\$1,529,600	1.44
AVERAGE					109	\$1,997,495	\$1,932,495	\$1,850,000	95.75%		1.36

"Active" Listings in Harding Twp.

Number of Units: 15
 Average List Price: \$3,009,200
 Average Days on Market: 118

"Under Contract" Listings in Harding Twp.

Number of Units: 8
 Average List Price: \$1,535,750
 Average Days on Market: 31

Harding Twp. 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	12	No Sales	81	65	No Sales	32	25	37	53	14	109		50
List Price	\$1,855,000	No Sales	\$1,520,000	\$868,250	No Sales	\$2,197,000	\$1,079,667	\$1,696,500	\$1,315,200	\$1,133,333	\$1,932,495		\$1,468,379
Sales Price	\$1,987,000	No Sales	\$1,474,375	\$867,750	No Sales	\$2,140,000	\$1,100,667	\$1,654,375	\$1,298,686	\$1,216,667	\$1,850,000		\$1,469,508
SP:LP%	105.22%	No Sales	97.30%	99.62%	No Sales	90.48%	103.27%	97.48%	99.47%	108.94%	95.75%		99.95%
SP to AV	1.29	No Sales	1.32	1.19	No Sales	0.98	1.16	1.41	1.15	1.30	1.36		1.25
# Units Sold	5	0	8	4	0	2	3	4	7	3	2		38
3 Mo Rate of Ab	4.00	3.86	3.54	4.25	4.00	8.50	9.58	5.24	4.07	3.43	3.23		4.88
Active Listings	13	11	14	17	15	16	13	15	16	14	15		14
Under Contracts	5	8	6	2	8	10	12	11	10	13	8		8

Flashback! YTD 2022 vs YTD 2023

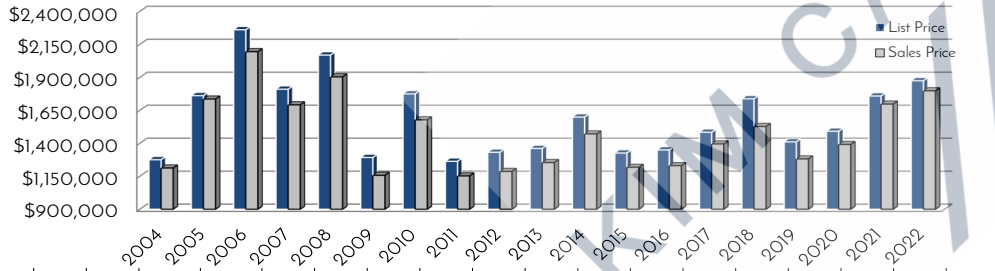
YTD	2022	2023	% Change
DOM	78	50	-36.61%
Sales Price	\$1,787,569	\$1,469,508	-17.79%
LP:SP	96.80%	99.95%	3.26%
SP:AV	1.246	1.246	0.05%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	56	38	-32.14%
Rate of Ab 3 Mo	3.03	4.88	61.12%
Actives	15	14	-1.24%
Under Contracts	11	8	-23.77%

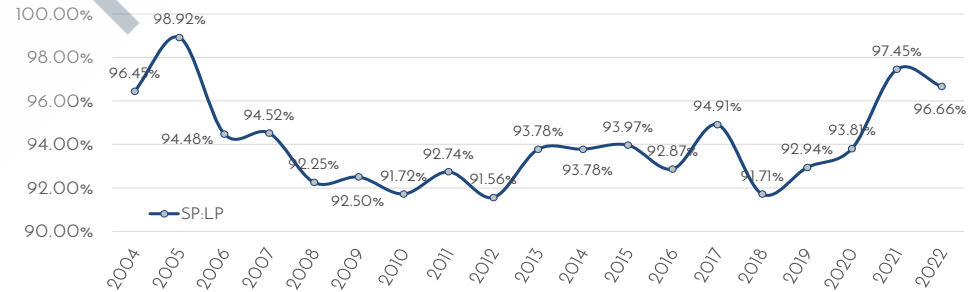
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

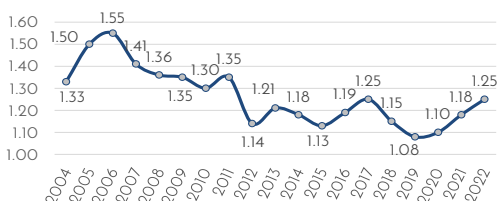


Harding Twp. Yearly Market Trends

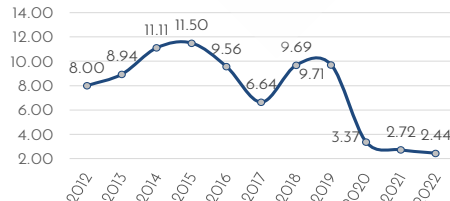
Sales Price to List Price Ratios



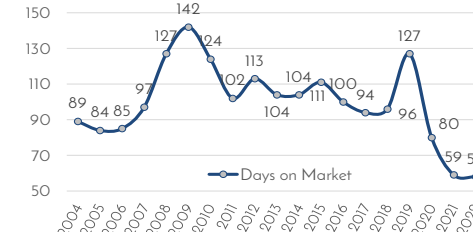
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

